

125.0

0003

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel
1,212,600 / 1,212,600

USE VALUE:

1,212,600 / 1,212,600

ASSESSED:

1,212,600 / 1,212,600


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
4-6		NEWMAN WAY, ARLINGTON

OWNERSHIP

Owner 1:	CARR DAVID W	Unit #:	
Owner 2:	MUNROE MARGARET A		
Owner 3:			

Street 1: 34 GRAY ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: N
Postal: 02476		Type:	

PREVIOUS OWNER

Owner 1:	TRICKEY EILEEN CARR/TRS -
Owner 2:	CARR FMLY 2011 IRREVOCABLE TR -

Street 1: 6 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		
Postal: 02476		Type:	

NARRATIVE DESCRIPTION

This parcel contains 6,086 Sq. Ft. of land mainly classified as Res. / Comm. with a Multi-Conver Building built about 1810, having primarily Aluminum Exterior and 3644 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 1 HalfBath, 13 Rooms, and 6 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2	NEIGH BUS	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6086		Sq. Ft.	Site		0	90.	0.99	10									542,323	340	20			542,300		

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY							Legal Description			User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value					80405	
104	4868.800	536,240		433,840	970,080					GIS Ref	
340	1217.200	134,060		108,460	242,520					GIS Ref	
Total Card	0.140	670,300		542,300	1,212,600		Entered Lot Size			Insp Date	
Total Parcel	0.140	670,300		542,300	1,212,600		Total Land:			04/06/09	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	332.77	/Parcel: 332.7		Land Unit Type:				

PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT									Parcel ID	125.0-0003-0008.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	013	FV	670,300	0	6,086.	542,300	1,212,600	1,212,600	Year End Roll	12/18/2019
2019	013	FV	536,000	0	6,086.	572,500	1,108,500	1,108,500	Year End Roll	1/3/2019
2018	013	FV	536,000	0	6,086.	421,800	957,800	957,800	Year End Roll	12/20/2017
2017	013	FV	503,400	0	6,086.	403,700	907,100	907,100	Year End Roll	1/3/2017
2016	013	FV	503,400	0	6,086.	373,600	877,000	877,000	Year End	1/4/2016
2015	013	FV	422,000	0	6,086.	313,300	735,300	735,300	Year End Roll	12/11/2014
2014	013	FV	422,000	0	6,086.	306,100	728,100	728,100	Year End Roll	12/16/2013
2013	013	FV	438,300	0	6,086.	291,600	729,900	729,900		12/13/2012

SALES INFORMATION

SALES INFORMATION							TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
TRICKEY EILEEN	74062-449	1	1/30/2020	Family		1,100,000	No	No				
CARR MARY ROSE,	57516-180		9/27/2011	Convenience		1	No	No	Mary Rose Carr - DOD: 06/26/2019 Bk: 73334 Pg			
CARR MARY ROSE	37645-252		1/11/2003	Family		1	No	No				
CARR DAVID G	25767-281		10/27/1995			1	No	No	A			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/26/2020	295	Ingr. Po	13,300	C				
2/26/2018	206	Redo Bat	16,000	C				
7/28/2005	675	Redo Kit	25,000	C	G7	GR FY07	& BTH, 2 VINYL WND	
6/13/1995	318	Manual	2,500				ROOF	

ACTIVITY INFORMATION

Date	Result	By	Name
4/17/2020	SQ Mailed	MM	Mary M
5/23/2019	I & E Return	JO	Jenny O
2/17/2017	I & E Return	EMK	Ellen K
3/29/2016	I & E Return	MM	Mary M
4/6/2009	Measured	201	PATRIOT
12/16/1999	Inspected	264	PATRIOT
11/17/1999	Mailer Sent		
10/29/1999	Measured	266	PATRIOT
8/17/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA

____/____/____

EXTERIOR INFORMATION

Type:	12 - Multi-Conver	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	3	Total: 3
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	3 - Aluminum	
Sec Wall:	8 - Brick Veneer	50 %
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

GENERAL INFORMATION

Grade:	C+	Average (+)
Year Blt:	1810	Eff Yr Blt:
Alt LUC:	340	Alt %: 20
Jurisdict:	G7	Fact: .
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

INTERIOR INFORMATION		
Avg Ht/FL:	STD	
Prim Int Wall:	2 - Plaster	
Sec Int Wall:		%
Partition:	T - Typical	
Prim Floors:	3 - Hardwood	
Sec Floors:		%

Bmnt Flr: 12 Concrete

Bsmnt Flr:	12	- Concrete
Subfloor:		
Bsmnt Gar:		
Electric:	3	- Typical
Insulation:	2	- Typical
Int vs Ext:	S	
Heat Fuel:	2	- Gas
Heat Type:	3	- Forced H/W
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac:
% Com Wall		% Sprinkled:

MOBILE HOME

Make:

Model:

Serial #: |

Year: Color:

SPEC FEATURES/YARD ITEMS

FEATURES/STANDARD ITEMS										PARCEL ID			ITEMS CODES				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value

LC SUMMARY

Basic \$ / SQ:	160.00
Size Adj.:	0.93814486
Const Adj.:	1.01489842
Adj \$ / SQ:	152.339
Other Features:	174500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	910776
Depreciation:	240445
preciated Total:	670331

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	167.57	
Special Features:	0	Val/Su Net:	116.74	
Final Total:	670300	Val/Su SzAd	183.95	

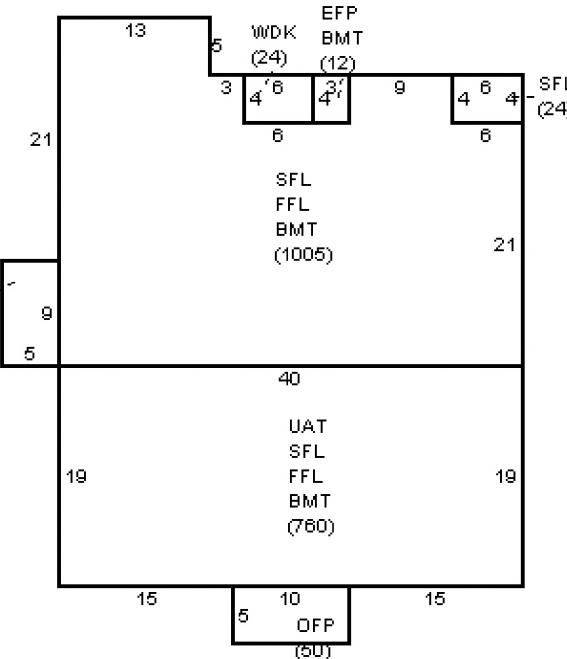
Serial #:

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Yea

Colc

SKETCH



SUB AREA

SUB AREA		SUB AREA DETAIL									
Code	Description	Area - SQ	Rate - AV	Undepr	Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	Second Floor	1,834	152.340		279,391						
BMT	Basement	1,822	45.700		83,269						
FFL	First Floor	1,810	152.340		275,734						
UAT	Upper Attic	190	60.940		11,578						
OFP	Open Porch	50	44.660		2,233						
WDK	Deck	24	16.240		390						
EFP	Enclos Porch	12	73.680		884						
Net Sketched Area:		5,742		Total:		653,479					
Size Ad	3644	Gross Are	6312	FinArea	3644						

SUB AREA DETAIL

